

DISTRICT ADVISORY BOARD (DAB) I

MEETING MINUTES

Monday, January 9, 2006

7:00 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Council Member Carl Brewer
Treatha Brown-Foster
Lois Daniels
Gerald Domitrovic
Lori Lawrence
Debra K. Miller Stevens
Debby Moore
Shontina Pickens*
Steve Roberts
Inga Taylor*
James Thompson
LaVonta Williams

Members Absent

Michael Ross*
Sharon Myers
Hayley Domitrovic*

Guests

Patricia Fields
Jay Anglemeyer, 411 N. Webb Road
Erma Markham, 4229 Charron
Dr. Carla Lee, 1357 N.
Beverly Domitrovic, Schweiter NA
Cliff Cohn, 3770 Broadway
Lonny Wright, 1721 S. Lulu

***Alternates**

City of Wichita Staff Present

Virdena Gilkey, Neighborhood Assistant
Officer Holly Neises, WPD
Officer Lenny Rose, WPD
Scott Moore, CMO
Mark Stanberry, Housing

Order of Business

Call to Order

Council Member Carl Brewer called the meeting to order at 7:06 p.m. and welcomed the guests. He then asked if anyone wished to be added to the Public Agenda. Dr. Carla Lee requested to be added to the agenda.

Approval of Minutes

Brown Foster stated that she wanted to clarify that the Center for Health and Wellness did not apply for the grant, but the Abstinence Education received the three-year grant. **Roberts (Lawrence)** made a motion to approve the minutes as revised. Motion carried 9-0.

Approval of Agenda

Roberts (Brown Foster) made a motion to approve the agenda as revised. Motion carried 9-0.

Public Agenda

Board will hear public issues from individual citizens regarding City issues not scheduled on the agenda.

1. Piatt Park Memorial

Dr. Carla Lee stated that she is representing Representative Goudeau and thanked the board for allowing her to speak. Dr. Lee announced that the groundbreaking ceremony for the Piatt Park Memorial would be held on Monday, January 16, 2006 at 10:00 a.m. The memorial committee applied for a \$20,000 grant to assist with the cost of the monument. The plan is to ask the City of Wichita City Council for a \$10,000 matching grant.

Dr. Lee added that Council Member Brewer has been asked to attend the ceremony. The monument company plans to attend, as well as, several family members who were affected by the crash. The monument will be an arch and benches have been added to the plan. Also, Timna Jackson and Representative Oletha Foust Goudeau will speak to the crowd.

(Dr. Lee's response is in italics)

Brown Foster asked if there was anyway that the board could receive copies of the information and if they applied for a federal grant? *Yes, please provide your information.*

No items submitted.

2. Off-agenda items

No items submitted.

Staff Reports

3. Police Report

Officer Rose, Patrol South, 22 Beat, reported the following: 1) last month a lot of people were assisted with food baskets and an entire day was spent delivering them; 2) WPD Christmas Crusade went well again this year; 3) crime stats showed a 50% reduction in larceny the last 12 months; 4) the Skate Park has only had one reported incident and no graffiti.

(Officer Rose's response is in italics)

Domitrovic commented that he was pleasantly surprised that there is no vandalism at the skate park. He asked if they are policing the area? *We are very pleased so far with no graffiti. However, there is a trash problem that is being addressed.*

Roberts (Thompson) made a motion to receive and file. Motion carried 8-0.

4. 11th Street Bridge at the Drainage Canal

Gary Janzen, Chief Engineer, presented the 2005-2014 Capital Improvement Program adopted by the City Council, which includes a project to replace the 11th Street Bridge at the Drainage Canal. The project will replace the existing bridge, which was built in 1925, with a new structure. Sidewalks will be constructed on both sides of the bridge. Construction is planned for 2006. The estimated project cost is \$750,000 with \$250,000 paid by the City and \$500,000 by Federal Grants administered by the Kansas Department of Transportation. The funding source for the City share is General Obligation Bonds.

He added that it is still safe to carry traffic on the bridge and there will be a five-month completion time before moving on to the 15th Street Bridge.

5. 15th Street Bridge at the Drainage Canal

Gary Janzen, Chief Engineer, presented this project along with the 112th Street Bridge. This is also a 2005-2014 Capital Improvement Program adopted by the City Council, which includes a project to replace the 15th Street Bridge at the Drainage Canal. Construction will begin on this project after the completion of the 11th Street Bridge. The project will replace the existing bridge with a new structure, sidewalks will be constructed on both sides of the bridge, and the construction should be completed within five months. The funding source is the same and both bridges will have the same features that are currently on the Murdock Street Bridge.

(Mr. Jantz's response is in italics)

Domitrovic asked if they were tearing down both bridges and starting over? *Yes, that is the plan. The current bridges are fairly short and have caused Hydraulic Street to abut the bridges. However, the channel is deep enough and not causing any problems.* **Roberts** asked if this project would straighten out the canal? *Yes and the canal too.*

Roberts (Brown Foster) made a motion to approve the 11th and 15th Street Drainage Projects. Motion carried 8-0.

6. Douglas Street Drainage Outfall, Between BNSF/UP Railroad and the I-135 Freeway

Jim Armour, City Engineer, presented the 2005-2014 Capital Improvement Program adopted by the City Council includes a project to improve the drainage in the Old Town and the surrounding area. Mr. Armour stated that this project cost is estimated at \$6,200,000. Also, the design firm of Baughman Company was contracted to design alternate routes. The design consultant has presented staff with five drainage alternatives to better serve this region. He then introduced Scott Lindebak, Storm Water Utility.

Scott Lindebak, Storm Water Utility, stated that the utility company was brought in to bring maps. Each route was driven in very heavy rain to determine the impact on the drainage system. Additional considerations were traffic control, access to businesses, power lines, trees, and the aesthetics of the neighborhood. There are five alternate routes: 1) replaces the existing system. At the end of the canal route a manhole goes through; 2) 3rd Street to Old Town to the brick street. This route does not have a drainage conduit; 3) 2nd Street route. 2nd Street has a conflict with AT&T; 4) considering the 1st Street route, however, that route does not have an active system; and 5) Douglas Street route; and

Moore (Thompson) made a motion to approve the project. Motion carried 8-0.

7. Request for Resolution of Support for Application for Low-Income Housing Tax Credits (Turtle Creek Townhomes; YARCO Companies)

Mark Stanberry, Housing and Community Services, presented the request from YARCO Companies, for a City Council resolution of support for its application for Low-Income Housing Tax Credits in connection with the acquisition and renovation of the Turtle Creek Town Homes. He explained that the State of Kansas requires developers/owners to obtain a Resolution of Support from the local government, when submitting applications for financing through the Low-Income Housing Tax Credit Program.

Mr. Stanberry further explained that a tax credit is developed to finance low-income housing and developers for tax credit submit tax credit applications. The City's Low Income Housing Tax Credit Policy requires a set-aside of 20% of the units (in this case, 25 total units) for market rate tenants. YARCO is seeking a waiver of this requirement. The tax credit policy allows for a reduction of market rate units if the project is to be occupied by special needs populations, or if there are extenuating circumstances, or if market conditions support a deviation from the guideline. In this case, YARCO is asking for a partial waiver, due to extenuating circumstances and market conditions.

Stuart Hunt, YARCO Company, introduced their staff: Cliff Cohn, Lori Arnett, and Melissa Wyatt (on site manager). He then explained that the property manager would become the new owner and that the property at 1329 Williamsburg Road is designed with three to four bedroom units. All units have full basements. Turtle Creek, originally known as Williamsburg, was originally developed with funding provided through the LIHTC program, approximately 15 years ago. The federal compliance period has expired.

YARCO became managing agent for the property in December of 2003. The occupancy rate at the apartment community was 65%, and cash flow was in decline. Since that time, YARCO has addressed immediate property needs such as repairing of air conditioning and heating systems, plumbing and hot water heating systems, replacement of some of the kitchen appliances, replacement of flooring, and repair of exterior wood decks. Water damage to basements resulting from storm water infiltration has been addressed, as well as resultant mold issues. As a result, YARCO has succeeded in increasing occupancy, which is currently 93%. Although YARCO has addressed immediate needs, additional funding is required to complete full renovation of property and to complete the acquisition. The proposed project rehabilitation budget is estimated to be \$1,680,000, and will include roof replacement, painting of exterior siding and trim, concrete repairs, drainage and irrigation/landscaping improvements, new garage doors, replacement of heating and air conditioning units and appliances, replacement of floor coverings and interior repairs.

The project, as proposed, will offer 125 residential units. One unit will be retained as a management office. Upon completion of renovation, 67 three-bedroom, two-bathroom units and 44 four-bedroom, two-bathroom units will be reserved for tenants at or below 60% of median income, with rent amounts estimated to be \$590 and \$690, respectively. Six three-bedroom, two-bathroom units and eight four-bedroom, two-bathroom units will be offered as market-rate apartments and will have no income restriction. Monthly rent amounts for these units are estimated to be \$620, and \$720, respectively.

Mr. Stuart stated that YARCO has been providing 70% low to moderate income housing to families since 1923. They received an award for Affordable Public Housing and are recognized nationally as reputable company.

(Mr. Stuart's response is in italics)

Domitrovic inquired about the ownership of the property and the 90/10 request for financial assistance. *The property has been managed for two years by YARCO. Due to failure of previous owner, YARCO now plans to turn things around. There was a big band-aid on property renovations in the past. Residents were not properly screened for residency and the property was damaged. The waiver would allow for substantial renovation.* **Brown Foster** asked if it was stated that residents would have the option to purchase the property after 15 years and who is conducting the screening now? *The State of Kansas just started this program and we do not have all of the details.* **Melissa Wyatt** responded that screening require no previous evictions, discharged bankruptcy, drug free addendum, and all utilities current. *There are also periodic housing inspections to detect housekeeping violations.* **Taylor** stated that she noticed rent increased in December and wondered if they would lose occupancy. She asked if holes in the walls would be an automatic eviction. *No. Tenants will receive a 14-day notice to have repairs completed.* **Williams** asked when does rent go out of low-income credit and if this area is part of neighborhood association? *Rent is \$590 on a three bedroom and \$690 on a four bedroom. The market units are a little higher.* **Cliff Combs** added that YARCO is well below the market rates in terms of what is out there. *The property has never reached its full potential.* **Stuart** responded that as far as an association, we would look at that when we get to the homeowner's phase. *We currently don't have space for a community program of that nature.* **Williams** added that she thinks it is great that the occupancy is up 93% from 65%. She encouraged them to work with Community Policing and the Neighborhood Watch Program for block watch. **Thompson** asked what about the people who have lived there for years? *The 15-year program would begin once residents have occupied the property for that amount of time.* **Daniels** asked if they felt like the property is worth the investment due to the way it is built? **Cliff Combs** responded that the basic structure is viable. *The property has just been abused and not maintained. The floor plans, etc. are basically right. The property needs extensive repair and maintenance.*

Brown Foster (Roberts) made a motion to approve the low-income tax credit with the 10% waiver. Motion carried 8-0.

Unfinished Business

No items submitted.

New Business

No items submitted.

Board Agenda

8. Updates, Issues, and Reports

- **Brewer** reported that the breakfast had a nice turn out. Due to the number of questions for WPD, a departmental representative will attend every meeting.
- **Brewer** announced the MLK Parade and the dedication for the Charles Shoots Fire Station.
- **Brewer** commented that in April he would be looking at board appointments. He encouraged everyone to get his or her resumes together and submit to Virdena.
- **Brewer** announced the next District I Coalition Breakfast Meeting will be February 4, 2006, Cisro's Restaurant. The next meeting of DAB I will be February 6, 2006, Atwater Neighborhood City Hall.
- **Williams and Roberts** asked for an update on the bike path.
- **Lawrence** reported that the Americans Disability Acts Advisory Board, which she is a board representative, was put together because of a lawsuit due to non-accessible city facilities. Lawrence is the Communications Chair and encouraged material with Braille for visual issues and deafness. With Wichita having a 1 in 100 hard of hearing community. It is important that the City implement captioned City Council Meeting. The meeting will be held January 28th, 10:00 a.m., City Hall Board Room.
- **Moore** stated that she has a concern with the property turnover and the concept of buying property and improvement. She would like OCI to address this issue – home repair monitoring, etc. It appears that we continue to band-aid housing issues.

The board received and filed.

With no further business, **Roberts (Williams)** made a motion to adjourn. Motion carried 8-0. The meeting adjourned at 8:52 p.m.

Respectfully Submitted,

Virdena Gilkey
Neighborhood Assistant